

Are there any Exemptions from the Demolition Delay Ordinance?

Yes, there are three major exemptions:

1. A structure is already designated as locally historic.

In this case, any exterior work (including demolition) requires a Certificate of Appropriateness (COA) from the HPC. You will need to complete the COA process with the HPC before the Planning Department can issue any permits. If you have questions on the COA process, or to find out if your house is designated, please contact HAND.

2. A structure is located within a conservation district.

Within a conservation district, a COA is required for any new construction, complete demolition, or moving a house. Please contact HAND to find out if your house is in a conservation district.

3. A structure is listed as being “Noncontributing” on the 2001 Indiana Historic Sites and Structures Inventory Interim Report, or is not listed in the report.

Noncontributing structures are not covered by this Ordinance. Additionally, if a structure is not listed in the Interim Report, it is not subject to the Ordinance. In both cases, the Planning Department can issue demolition permits, without a delay period.

If you have questions about your particular property, or the permitting process in general, please call the Planning Department or HAND before starting any work.

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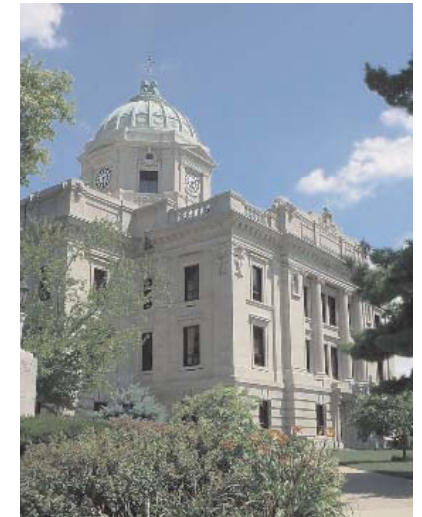
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Demolition Delay Ordinance

Ordinance Overview & Frequently Asked Questions



City of Bloomington, Indiana

Planning Department and Housing & Neighborhood Development Department



What is Demolition Delay?

On January 17th, 2005, the Demolition Delay Ordinance was adopted by the Bloomington City Council. The ordinance delays the issuing of a demolition permit in order to allow for public notice and discussion of proposed demolitions to documented historic structures. This provides an opportunity for the Historic Preservation Commission (HPC) and the City Council to consider implementing formal historic preservation actions before these structures are demolished.

Demolition Defined

There are two types of activities that constitute demolition: a complete removal of a structure, or any actions that result in a *partial* demolition of any exterior portion of a building or structure. Additions to a listed structure, or enlargement of windows or doors, or changes to a roof on a listed structure are also considered partial demolition, as defined in the Unified Development Ordinance. Please contact HAND or Planning staff if you have questions about what is considered a partial demolition. *Interior* demolition is not covered by this Ordinance.

What is Considered Historic?

All structures that are listed as being “Outstanding”, “Notable”, or “Contributing” in the 2001 Indiana Historic Sites and Structures Inventory Interim Report for the City of Bloomington are subject to the City’s demolition delay process. This list includes both residential and commercial properties. Accessory structures, such as detached garages, are not considered listed structures unless they are of the same era of construction as the principal structure.

How Do I Know if I am Working on a Historic Property?



Before beginning any work on a demolition that may involve a historic property, please contact the staff at either the Planning or the Housing and Neighborhood Development Department (HAND). They can assist you in determining whether or not your project will require the demolition delay process.

The 2001 Indiana Historic Sites and Structures Inventory Interim Report for the City of Bloomington, also referred to as the historical survey, is available online at:

www.bloomington.in.gov/historicalsurvey



What Triggers Demolition Delay?

Three actions trigger the Demolition Delay Ordinance. If one of the following occurs, the case is automatically forwarded to the HPC.

1. An application for a demolition permit involving a listed historic structure.
2. An application for a building permit involving partial demolition of a listed historic structure.
3. A pre-application meeting with Planning staff that includes a proposal to potentially demolish a listed historic structure.

How the Ordinance Works

Once an application is forwarded to the HPC for review, it can be held for up to 90 days. For cases requiring greater attention, the HPC may request an additional 30 day delay period, for a total of 120 days.

The HPC, which meets on the second Thursday of each month, is then tasked with determining whether or not Local Historic Designation is warranted for the property in question. Designating the property provides greater protection to a structure and requires that a Certificate of Appropriateness (COA) be obtained from the HPC before doing any exterior work.

For Demolition Delay cases, the HPC will decide to do one of the following:

1. Award “Interim Protection” to a structure, indicating that Local Historic Designation is warranted. This forwards the decision on to the City Council, which has the final decision. The Planning Department will then issue, or not issue, a demolition permit accordingly.
2. Decide *not* to award “Interim Protection” status. This means that Local Historic Designation is not warranted at this time and the case isn’t forwarded to the City Council. This can happen any time within the 90 (or 120) day delay period. As soon as the HPC approves this option, a demolition permit may be authorized by the Planning Department. ***It is important to note that the plans presented to the HPC are binding.*** Any changes made to the construction plans after the HPC hearing will require a second HPC review before a building permit can be released.